

TITLE 524: BOARD OF ELEVATOR REGULATIONS  
CHAPTER 35.00: SAFETY CODE FOR ELEVATORS AND ESCALATORS A17.1-2004  
AND THE MASSACHUSETTS MODIFICATIONS OF THAT CODE

**PART 3 HYDRAULIC ELEVATORS**

**SECTION 3.19 VALVES, PRESSURE PIPING, AND FITTINGS**

**3.19.4.7.3 Installation of Overspeed Valves**

At the end of the section add a new sentence: "**On all hydraulic elevators,** ~~The~~ the piping between the overspeed valve and the hydraulic jack shall be welded or threaded."

TITLE 524: BOARD OF ELEVATOR REGULATIONS  
CHAPTER 17.00: POWER PASSENGER AND FREIGHT ELEVATORS (FOR  
INSTALLATIONS MADE PRIOR TO JULY 1, 1989)

**17.08: Landing Doors for Power Passenger Elevators**

(1) Automatic Fire Door. No automatic fire door shall lock any landing opening in the hoistway enclosure of any passenger elevator or lock any exit leading from any hoistway landing door to the outside of the building.

(2) Landing Openings. Landing openings in passenger elevator hoistway enclosures shall be protected by horizontal sliding doors, combination sliding and swinging doors, or by swinging doors.

(3) Certain Measurements. The distance between the hoistway side of the landing door opposite the car opening and the hoistway edge of the landing threshold on elevators which can be operated only from the car shall be not more than four inches. For automatic-operation elevators, the distance between the hoistway side of the hoistway door opposite the car opening and the hoistway edge of the landing threshold, shall be not more than the following:

(a) For swinging doors, 3/4 inch.

(b) For sliding doors, 2 1/4 inches.

In no case shall the hoistway face of the hoistway door project into the hoistway beyond the edge of the landing sill. When the hoistway door consists of two or more sections, the distance specified in 524 CMR 17.08(3)(b) shall be measured from the section of the door nearest to the edge of the hoistway landing sill. Where distances are greater than specified above, space guards or baffles may be installed in accordance with 524 CMR 17.14(8).

(4) Confined space egress. No elevator landing shall comprise of, or lead to, a confined locked space of over four (4) inches without either: (a) the installation in the space of a means to recall the elevator, or (b) provision of a means to keep the elevator at the landing with the car and landing doors in the open position until egress from the confined locked space is achieved.

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**PART 5 SPECIAL APPLICATION ELEVATORS**

**SECTION 5.10 ELEVATORS USED FOR CONSTRUCTION**

Add the following:

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(2) Overhead Protection: There shall be installed on all workman's hoists or similar devices including open platforms used for the installation of elevators under construction or modernization, a roof to protect the workers from falling objects. The roof shall be constructed of solid material. Debris netting or similar overhead protection may be used up to three floors or 30 feet, whichever is greater.

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**PART 2 ELECTRIC ELEVATORS**

**SECTION 2.27 EMERGENCY OPERATION AND SIGNALING DEVICES**

**2.27.3.3.7** delete the first sentence of the second paragraph and add in its place “The firefighters’ operation panel cover shall be openable with the use of a 3502 key. The key switch grooves shall be constructed and installed with the cut side facing up.”

TITLE 524: BOARD OF ELEVATOR REGULATIONS  
CHAPTER 8.00: PRACTICAL TESTS AND INSPECTIONS

8.06: Matters Not Provided For

If upon inspection by a state elevator inspector, any equipment covered by 524 CMR is determined to be in an unsafe or atypical state due to a condition not specifically provided for in 524 CMR or ASME A17.1, the inspector may, in their discretion take whatever action is deemed necessary in the interest of public safety. If any action is taken pursuant to this section, the inspector shall provide written notice to the owner or the person in charge of the equipment clearly describing the malady and otherwise follow the requirements of G.L. c.143, §65. The inspector shall notify the Board of any action taken pursuant to this section within 48 hours.

TITLE 524: BOARD OF ELEVATOR REGULATIONS  
CHAPTER 17.00: POWER PASSENGER AND FREIGHT ELEVATORS (FOR  
INSTALLATIONS MADE PRIOR TO JULY 1, 1989)

17.40: Medical Emergency

(1) Medical Emergency Elevators.

(a) All new buildings, or complete new additions to existing buildings in which an elevator is being installed, and for which building permits were issued on or after ~~January 20, 1989~~ **January 1, 2009** shall be provided with at least one passenger elevator designed to accommodate the loading and transportation of an ambulance gurney or stretcher (~~22 1/2" 24"~~ **24"** wide by ~~75" 84"~~ **84"** long) in its horizontal position. **Any building or complete new addition to an existing building for which a permit was issued between January 20, 1989 and December 31, 2008, in which an elevator was installed shall have been provided with at least one passenger elevator that is able to accommodate the loading and transportation of an ambulance gurney or stretcher sized 22 1/2" wide by 75" long in its horizontal position.** This elevator shall serve all landings of the building or if the building is divided into banks one car in each bank shall conform to 524 CMR 17.40. Complete new additions to existing buildings shall mean a hoistway constructed outside the confines or footprint of the existing building.

(b) Elevators installed after January 20, 1989 which have E.M.S. features, or equipment that is being installed, or was on order prior to the filing date of this change, shall conform to 524 CMR by June 1, 1993.

(c) The hoistway and car shall be provided with power operated passenger type horizontally sliding doors, minimum size to be 42" wide by 78" high. When center opening doors are used they shall be located on the narrow end of the car or car size and/or the door size will be altered to comply with 524 CMR 17.40(1)(d).

(d) The elevator car shall have a minimum inside dimension of 80" by 54" arranged for the entry of the gurney in a supine position. The platform dimensions and/or the clear entrance opening dimension may be altered where it can be demonstrated, prior to installation, that the car and entrance configuration to be provided shall handle the designated gurney or stretcher with equivalent ease.

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CHAPTER 17.00: POWER PASSENGER AND FREIGHT ELEVATORS  
(FOR INSTALLATIONS MADE PRIOR TO JULY 1, 1989)

17.07: Hoistway Doors: General

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(6) (a) No keys or devices shall be permitted which will unlock any landing door when the car is not within the landing zone.

EXCEPTION: If all the door panels and interlocks are replaced on an existing elevator, hoistway door unlocking devices for use only by Massachusetts licensed elevator mechanics and trained firefighters are required.

(b) On completion of the installation and safety testing of an elevator, the elevator contractor shall notify the local fire department to have an authorized representative available to receive instruction from the elevator manufacturer, or agent thereof, relative to the purpose, operation and use of the hoistway door unlocking device. The unlocking device for that manufacturers' door shall be secured at a location in the building that is readily accessible to the fire department.

(c) The opening and closing of car doors and landing doors shall be the sole responsibility of the local fire department during firefighting or extrication operations.